

Appendix H

From: outlook_F2119150763A4C2A@outlook.com <alefox1964@gmail.com>

Sent: August 24, 2023 1:04 PM

To: planning <planning@kingsville.ca>

Subject: RE: Application 1552843 Ontario Ltd (Noah Homes)

This email is in regards to the planned residential area, west of the existing subdivision off of Lee Road in Ruthven. My concern is traffic access to and from the future development. The main intersection in Ruthven at County road 34, County road 45 and Talbot Road is already a very busy intersection, and with additional traffic will become more dangerous. It is difficult to exit Lee road as the southbound traffic is not required to stop, and the visibility is limited due to shrubs and parked cars at Ruthven Towing. Lee road is also a narrow road with no room for pedestrians, and has driveways close to the intersection which could back traffic up into the intersection. The proposal of an all way stop at this intersection will only exacerbate the issues. An all way stop would back up traffic from the north, increase noise for the existing residents, and restrict access to businesses, homes and the post office.

It is my understanding that the Town of Kingsville does not have the jurisdiction to implement traffic controls at this intersection, as it is controlled by the county. This is certainly true as it applies to signaled crosswalks across county roads. It is short-sighted to allow the building of new residences without a traffic flow study. Allowing the rezoning should be delayed as well. Granting the rezoning to residential plans without an access plan is premature.

I am not against the addition of residential housing in that area, but primary vehicle access should be at Road 2 and Peterson Road. This will allow access for residents going toward Kingsville and north, including to highway 3, to avoid the busy intersection in Ruthven. Residents going north can then access County Road 34 at Road 3, which has an existing traffic light.

Again, my concern is access and the ability of the Town of Kingsville to control it. A proper long term vehicle and pedestrian plan should be shared before any permissions are granted. Without a proper study, this could result in a problematic intersection similar to the most eastern traffic light in Kingsville on County Road 20 -- a mess with no quick solution.

Regards,

Alan Fox
1605 County Road 34
Ruthven, ON

Sent from [Mail](#) for Windows

From: [Al Fox](#)
To: [Planning](#)
Subject: Lee road in the Hamlet of Ruthven
Date: November 12, 2024 2:26:41 PM

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Good day

I am writing this email to understand the future plans for Lee road. There is a new subdivision proposed for lot 1478 road 2 east that will only increase the usage of this road. Lee road is a narrow road that requires proper drainage and resurfacing at a minimum. This road flows into the CR 34 / CR 45 intersection which is extremely busy.

Based on the above I would like to promote Lee Road be made a one way street for east to west only allowing entrance to the existing and proposed subdivision. This would reduce future activity at the intersection and a road that would allow room for a sidewalk to the Post office, school, garage,... I believe this should be completed before the proposed subdivision.

Please let me know your thoughts and if there are any plans to repair/modify Lee road in the near future.

Regards

Al Fox

1605 County road 34
Ruthven
519-792-3966

From: [Al Fox](#)
To: [Planning](#)
Subject: Proposed subdivision in Ruthven
Date: November 13, 2024 9:54:43 AM

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Good day

I have been reviewing the drawing of the subdivision, it is hard to read so some of these items may be addressed.

1. Sidewalks, as there will be approximately 300 persons in the area. The town should address the existing subdivision as people may walk through it to go to the school, post office,.....
2. Potentially a cross walk to allow safe passage across road 2 and road 45.
3. Street lighting
4. Ample parking for cars on the built properties as not to rely on street parking

These are pretty standard items but it seems the proposal has high density housing.

Regards

Al Fox
1605 County road 34
519-792-3966